



THE VICTUS EUROPEAN STUDENT ACCOMMODATION FUND UPDATE **CLASS A – GBP**

The fund reported a satisfactory performance for March showing a return of 0.22% which included one-off fees associated with possible future developments.

The fund continues to implement its strategy of identifying new asset acquisitions in major university cities across Europe to add to the current portfolio, conducting detailed research and analysis on potential development and operational opportunities in top German university cities, with specific acquisitions in Berlin and Munich being considered. Bookings for the two existing operational assets in Germany for the summer semester have been strong following the fund's minor investment in refurbishing the shared common areas and the introduction of new games rooms, with both properties above 90% occupancy for the first time in the summer semester since the fund acquired these assets. The previously advised potential sale of the Osnabruck property continues to progress with a number of interested parties and the fund believes a sale will be agreed in due course at a satisfactory price and return, expected to be above the current market valuation.

In the Netherlands the fund is continuing to consider new build development opportunities in Amsterdam and Delft.

The fund is also conducting analysis and due diligence on a number of opportunities in France in Paris, Nancy, Toulouse, Amiens, Villeurbanne, Nantes and Aix-en-Provence.

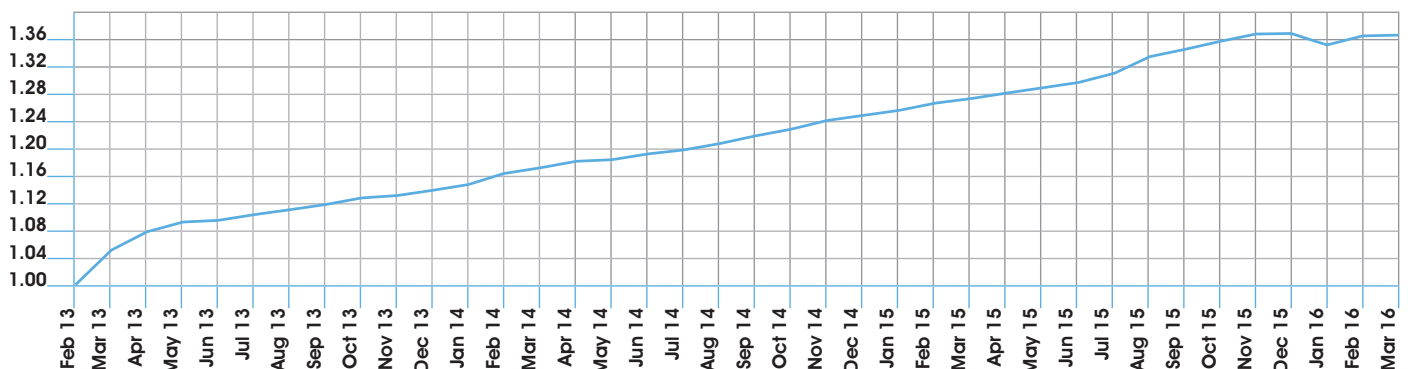
In addition, the fund is reviewing potential acquisitions across other European cities, including an opportunity in Vienna, Austria.

In the UK, bookings across the UK assets for the 2016/17 academic year are significantly ahead of last year at this point, with 65% occupancy across the portfolio verses 34% at this point last year. The potential sale of all the assets in the UK portfolio continues to progress and the fund has no reason to believe that the sale will not complete at a satisfactory price and return in due course.

Share price £1.3660 ISIN Code: **GG00B7Y62286** SEDOL Code: **B7Y6228**

2013	Jan 13	Launch Feb 13	Mar 13	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	Nov 13	Dec 13	2013 Performance
Share Price	-	£1.0000	£1.0585	£1.0882	£1.1003	£1.1086	£1.1172	£1.1247	£1.1326	£1.1414	£1.1495	£1.1576	+15.76%
Return	-	-	5.85%	2.81%	1.11%	0.75%	0.78%	0.67%	0.70%	0.78%	0.71%	0.70%	
2014	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	2014 Performance
Share Price	£1.1654	£1.1733	£1.1816	£1.1913	£1.1995	£1.2073	£1.2155	£1.2252	£1.2348	£1.2467	£1.2553	£1.2659	+9.36%
Return	0.67%	0.68%	0.71%	0.82%	0.69%	0.65%	0.68%	0.80%	0.78%	0.96%	0.69%	0.84%	
2015	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	2015 Performance
Share Price	£1.2725	£1.2810	£1.2897	£1.2984	£1.3054	£1.3156	£1.3214	£1.3493	£1.3583	£1.3644	£1.3705	£1.3774	+8.81%
Return	0.52%	0.67%	0.68%	0.67%	0.54%	0.78%	0.44%	2.11%	0.67%	0.45%	0.44%	0.50%	
2016	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Year to date
Share Price	£1.3578	£1.3630	£1.3660	-	-	-	-	-	-	-	-	-	-0.84%
Return	-1.43%	0.38%	0.22%	-	-	-	-	-	-	-	-	-	

SHARE PERFORMANCE



ACQUISITIONS

Location	Number of Beds	Investment Update	Value
England	419	Operational	£38.1 million
Scotland	128	Operational	£6.05 million
England	133	Operational	£13.2 million
Germany	179	Operational	€5.05 million
Germany	310	Operational	€7.79 million
England	323	Operational	£18.7 million
France	144	Operational	€9.48 million
England	166	Operational	£19.3 million
France	118	Operational	€11.11 million

BACKGROUND TO THE FUND

The current economic climate has led many investors to seek uncorrelated investments that offer the opportunity to take advantage of assets which offer not only strong rental yields but also the real prospect of long term capital growth.

With global student mobility increasing, and European institutions actively recruiting more non-EU students, purpose-built student accommodation comes into its own. Private student housing operators providing a one-stop-shop for secure, quality accommodation, may find themselves with a commercial edge.†

INVESTMENT OBJECTIVES

- To provide investors with diverse investment in the Student Accommodation market in Europe, whilst only investing in major University countries and cities
- To invest in a mixture of new developments and mature properties that will provide a combination of strong rental yields, initial added capital value and anticipated ongoing capital growth
- To achieve target return of 8–10% p.a. before tax
- To invest in Europe alongside local student operators/developers through partnership and joint venture arrangements, sharing risk with these operators/developers who have successful track records in their localities
- To provide further diversification and risk reduction through:
 - A geographical spread across major University cities in Europe
 - Inclusion of 'affordable' older schemes without en-suite accommodation
 - Inclusion of newer schemes with en-suite accommodation (including studio flats) at higher rental levels
 - Inclusion of new purpose-built accommodation
 - A mix of undergraduate and postgraduate students
 - A mix of domestic students and international students
 - A variety of occupational agreements, including university leases and direct lets

ADVISORS

- Promoter – Crosslane Fund Managers LLP
- Property Advisor – Crosslane Property Advisor (Guernsey) Limited
- Administrator (Guernsey) – Orangefield Legis Fund Services Limited
- Administrator (France) – TMF Group
- Administrator (Belgium) – TMF Group
- Administrator (Luxembourg) – Orangefield (Luxembourg) S.A.
- Auditors – BDO Limited
- CISE Sponsor – Carey Commercial Limited
- Tax – PricewaterhouseCoopers LLP
- Custodian – Royal Bank of Canada (Channel Islands) Limited
- Legal Advisor Guernsey – Carey Olsen
- Legal Advisor UK – Squire Patton Boggs (UK) LLP
- Valuer – Savills (UK) Limited

KEY FACTS

- Fund is registered with the Guernsey Financial Services Commission and listed on the Channel Island Securities Exchange
- Accumulation share classes
- Maximum fund gearing of 100% of Net Asset Value (equivalent to 50% of overall Assets)
- Dealing frequency – monthly
- Dealing day – 2nd business day of each month
- Valuation point – last business day of each month
- Valuation announcement – On the 13th business day
- Contract notes – issued within 15 business days of the relevant dealing day
- Final day for receipt of investment application form – 28th of month or nearest earlier business day or later at the Directors discretion
- Final day for receipt of investment – two business days prior to the month end before the relevant dealing day
- Redemption notice period – 60 days prior to the relevant dealing day
- Minimum initial subscription – GBP 10,000
- Minimum additional subscription – GBP 3,000
- Currencies – GBP, EUR, USD, CHF
- Charges
 - Allocation: 100% of initial investment
 - Redemption:
 - Year 1 – 5%
 - Year 2 – 4%
 - Year 3 – 3%
 - Year 4 – 2%
 - Year 5 – 1%
 - Year 6 onwards – Nil
- Withdrawal facility – up to 8% p.a. of initial investment can be withdrawn once every year, after investment has been held for one year, free of redemption charge
- Annual Management Charge: 1.50% of NAV
- Performance fee – 20% of any outperformance over 10% p.a., aligning the interest of the Property Advisor with that of the Investor

† Savills, Spotlight European Student Housing, Summer 2013

IMPORTANT DISCLAIMER

Past performance is not a reliable indicator of future results. This publication is for private circulation and information purposes only and does not constitute a personal recommendation or investment advice or an offer to buy/sell or an invitation to buy/sell securities in any fund ("Fund") referred to. The information and any opinions have been obtained from or are based on sources believed to be reliable but accuracy cannot be guaranteed. No responsibility can be accepted for any consequential loss arising from the use of this information. The information is expressed as of its date and is issued only to and directed only at those individuals who are permitted to receive such information in accordance with Guernsey laws and regulations. In some countries the distribution of this publication may be restricted and it is your responsibility to find out what those restrictions are and observe them. Victus Capital cannot be liable for a breach of such restrictions. Please always refer to the Fund's prospectus. Orangefield Legis Fund Services Limited as administrator is licensed by the Guernsey Financial Services Commission (The "Commission"). The Commission has not reviewed this document and does not vouch for the financial soundness of the Fund or for the correctness of any of the statements made or opinions expressed with regard to it. This publication is directed solely at professional investors and not retail clients. Investors of the Fund are not eligible for the payment of any compensation under the Collective Investment Scheme (Compensation of Investors) Rules 1988 made under the Protection of Investors (Bailiwick of Guernsey) Law, 1987 as amended. The Representative of the Fund in Switzerland is OpenFunds Investment Services. AG Seinaustrasse 5, CH-8001 Zurich Tel: +41 44 500 31 08. Fax: +41 44 500 31 06 Website: www.open-funds.ch
The Paying Agent in Switzerland is Società Bancaria Ticinese SA, Piazza Collegiata 3, 6501 Bellinzona. Tel: +41 91 821 51 21. Fax: +41 91 825 66 18. web site: www.banca.ch. The distribution of Shares in the Fund in Switzerland must be made exclusively to Qualified Investors. The place of performance and jurisdiction for the Shares in the Fund distributed in Switzerland is at the registered office of the Representative. Publications in respect of the Shares are effected on the electronic platform www.fundinfo.com.